

**6/18/12 - Monday, June 18, 2012**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of June 18, 2012**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Kayser, Duax, Strobel, Weld, Pearson, Hibbard, Larson, Mdms. Mitchell, Ebert

Staff Present: Messrs. Tufte, Reiter, Genskow, Ivory, Spitz

The meeting was chaired by Mr. Kayser.

**1. BOARD COMMENDATION- David FitzGerald**

Mr. Kayser presented David FitzGerald a plaque in commendation for his years of service to the Plan Commission.

**2. REZONING (Z-1507-12) “ R-1 to R-2P, Folsom Street  
and  
PRELIMINARY PLAT (P-2-12) “ Duplex (Twin Home) Development**

Steve Haas has submitted a request to rezone property located on the north side of Folsom Street, west of Preston Road, from R-1 to R-2P and to approve the preliminary plat for duplex (twin home) development. The project involves 8 lots for duplex development on 4 acres of land. The Comprehensive Plan>

Mr. Steve Haas, Holcombe, Wisconsin, spoke in support of his petition. He plans to build twin homes which will be sold and mostly owner occupied. He also commented that if the owner to the west does not want to develop his property, that he wants to create another lot at the end of the cul-de-sac for 9 total lots.

Casey Benson, 3230 Folsom Street, spoke in opposition. He stated that this is a nice single-family neighborhood.

Ms. Mitchell moved to recommend approval. Mr. Strobel seconded. The Plan Commission then discussed the request.

Mr. Duax moved to postpone consideration based on unanswered questions about the future plans for the CVTC property to the north and a more careful study of the proposed plat. Mr. Larson seconded and the motion carried.

**3. CONDITIONAL USE PERMIT (CZ-1213) “ Home Occupation, 3213 County Farm Road**

Michelle Haas has submitted a request to allow a home occupation consisting of a hair salon in an R-1 (single-family) district at 3213 County Farm Road. The business will be a small hair salon located within a 452 square foot area of the residence. No one appeared in opposition.

Mr. Pearson moved to grant the request with the condition listed in the staff report. Mr. Hibbard seconded and the motion carried.

**4. CONDITIONAL USE PERMIT (CZ-1214) “ Home Occupation, 713 Morningside Drive**

James Doyle has submitted a request to allow a home occupation consisting of the sale of rifles and shotguns online and accessory installation on firearms at his residence at 713 Morningside Drive. In his application the applicant purchases firearms and sells them online. He also installs accessories on firearms. Mr. Doyle anticipates minimal traffic will come to the home to pick up the product. Mr. Doyle stated that he is a long-time resident of Eau Claire and he is educating himself to be a gunsmith. He needs to build a customer base as a home occupation. There will be no inventory on site.

Richard Thompson, 619 Harlem Street, Altoona, and owner of 802 Morningside Drive, spoke in opposition.

Mr. Strobel moved to grant the home occupation with the condition listed in the staff report and also not permitting a sign on the house for the business. Mr. Pearson seconded and the motion carried.

**5. SITE PLAN (SP-1221) “ Addition to Auto Sales and Repair, 2144 S. Hastings Way**

William Ranney has submitted a site plan for an addition to the building at 2144 S. Hastings Way for an auto sales and service business. The site plan shows 36'™ x 44'™ addition to the north wall of the existing building on the site. Five parking stalls are shown next to the addition. The letter from the applicant stated that they do not deal in salvage. Mr. Tufte explained that the applicant has submitted a revised plan with ground plantings around the front and side of the building and he will plant two additional trees along Ridge Road frontage. There are already trees along S. Hastings Way provided by the new street construction. Mr. William Ranney spoke in support.

Ms. Mitchell moved to approve the site plan with the conditions listed in the staff report, removing Condition #1b from the list. Mr. Weld seconded and the motion carried.

## **6. SITE PLAN (SP-1222) “ Addition, Selective Countertops, 2716 Melby Street**

Durand Builders has submitted a site plan for an addition to Selective Countertops facility at 2716 Melby Street. The site plan shows a 2,448 square foot addition to the front of the building. The floor plan addition shows office space and showroom area.

Scott Rasmussen, Durand Builders, spoke in support.

Mr. Pearson moved to approve the site plan with the conditions listed in the staff report. Mr. Hibbard seconded and the motion carried.

## **7. DISCUSSION “ Draft Standards for Bicycle Parking**

Mr. Ivory presented a draft of the proposed ordinance for requiring bicycle parking areas for new development. Consideration of these provisions is a recommendation in the 2010 Bicycle and Pedestrian plan. The objective of the recommendation is to encourage bicycle use in the community and make destinations more bicycle accessible. Mr. Ivory provided a draft showing various changes to the ordinance based on the Plan Commission discussions at their April 2, 2012, meeting. Mr. Ivory showed various layouts for proposed bicycle racks. He also reviewed the recommended standards for schools and other non-residential uses. Additional reductions in required auto parking spaces can also be allowed for bicycle parking spaces that exceed the requirement of the ordinance.

Bob Eierman, Chair of the Bicycle and Pedestrian Commission, addressed the provision of bicycle parking spaces at UW-EC which provides over 2,000 spaces and this is 40% of the community™s spaces.

It was the consensus of the Commission to proceed to public hearings on the proposed ordinance.

## **8. MINUTES**

The minutes of the meeting of June 4, 2012, were approved.

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Tom Pearson  
Secretary